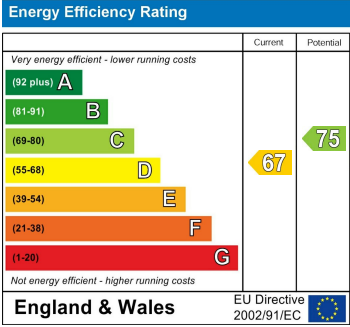


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Winchat Close
Binley CV3 2FE



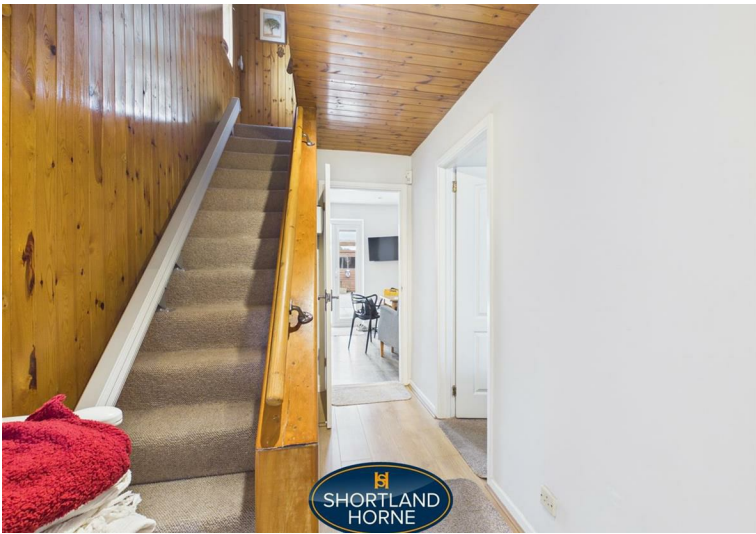
£300,000 Offers Over | Bedrooms 3 Bathrooms 1

A well-proportioned three-bedroom home offering a well sized accommodation arranged over two floors, with two reception rooms, a fitted kitchen, ground floor WC and family bathroom.

Shortland Horne are pleased to present this attractive three-bedroom property, offering well-balanced accommodation that would make an ideal home for a variety of buyers, including first-time purchasers, couples and families.

The property provides a practical layout with well-defined living and bedroom accommodation, whilst retaining a comfortable sense of space throughout. On entering, the hallway provides access to the principal ground floor rooms and stairs rising to the first floor.

Overall, the property offers a versatile and well-arranged three-bedroom layout, with the benefit of two separate reception rooms and a spacious kitchen and dining room.



Hallway	12'2 x 6'2	Bedroom 2	10'11 x 9'6
Wc/Cloakroom	6'1 x 2'7	Bedroom 3	9'2 x 7'7
Living Room	15'2 x 12'3	Bathroom	7'7 x 5'7
Dining Room	9'7 x 9'5		
Kitchen/Diner	14'10 x 9'3		
Landing	9'6 x 7'6		
Bedroom 1	12'7 x 11'0		